

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformance #02013

DATE: December 23, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 8, 2003

PROPOSAL: Finding that a declaration of surplus property for a tract of land is in conformance with the Comprehensive Plan.

LAND AREA: 9,456 square feet, more or less.

CONCLUSION: A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The north 71.17 feet of the south 131.17 feet of Lot 1, Riley and Whitney's Subdivision.

LOCATION: South 40th and Randolph Streets.

APPLICANT: Lincoln Electric System
1040 O Street
Lincoln, NE 68508
475-4211

OWNER: Same as Applicant

CONTACT: William F. Austin, Attorney
Erickson & Sederstrom, P.C.
301 South 13th Street, Ste. 400
Lincoln, NE 68508
476-1000

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: Commercial

B-1 Local Business

	Church	B-1 Local Business
South:	Single-Family residential	R-4 Residential
East:	Commercial	B-1 Local Business
	Single-Family residential	R-4 Residential
West:	Single-Family residential	R-4 Residential

HISTORY:

May 1979 Prior to the 1979 zoning update, this property was zoned B Two-Family Dwelling. The update changed the zoning to R-4 Residential.

Dec 1965 Subdivision Permit Application #740 - Lot 1 Riley and Whitney's Subdivision was split into three parcels. This lot is parcel 1.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan contemplates this property to remain Urban Residential. (F 25)

"During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility's operation, the process followed in making the decision, and the timing of the action." (F 131)

UTILITIES: Utilities are available.

TRAFFIC ANALYSIS: The 2025 Comprehensive Plan shows the current and future classification of South 40th and Randolph Streets is Urban Minor Arterial. (E 49, F103).

ANALYSIS:

1. This is a request by Lincoln Electric System to declare property generally located at South 40th and Randolph Streets as surplus property.
2. The property is currently owned by Lincoln Electric System.
3. This property has been presented to the Department Director's within the City of Lincoln and none have expressed a interest in acquiring this property.
4. Planning Department does not see a need for any special use restrictions or standards to ensure conformance with the Comprehensive Plan.

Prepared by:

Greg Czaplewski
Planner

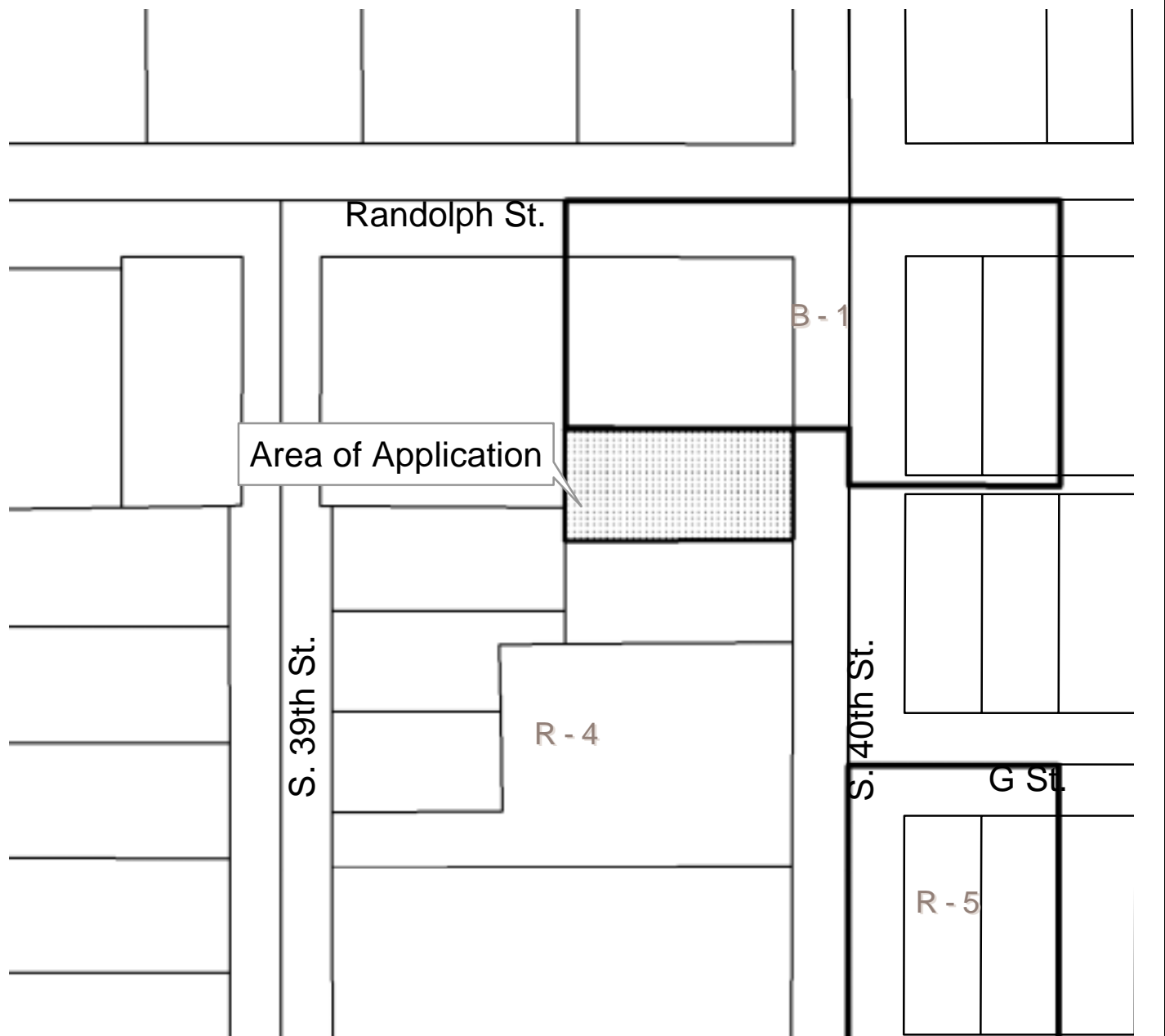


Comprehensive Plan Conformance #02013

S. 40th & Randolph St.



Lincoln City - Lancaster County Planning Dept.
1997 aerial



Comprehensive Plan Conformance #02013

S. 40th & Randolph St.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 30 T10N R7E

